

SALE / LEASE

448 NORTH COLONY STREET

448 North Colony Street Wallingford, CT 06495



PROPERTY HIGHLIGHTS

- .75 Acre Site
- 200 Ft. Deep Lot
- Possible Drive-Through
- 100 Ft. Frontage
- CB40 Zone
- Busy Retail Corridor

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lease Rate:	\$6,500.00 SF/yr (NNN)
Available SF:	2,400 SF
Lot Size:	0.75 Acres
Building Size:	2,400 SF
Zoning:	CB 40

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,163	17,364	41,958
Total Population	8,923	39,797	96,451
Average HH Income	\$70,856	\$93,973	\$94,405

James McCall
203 376 9650



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COMMERCIAL
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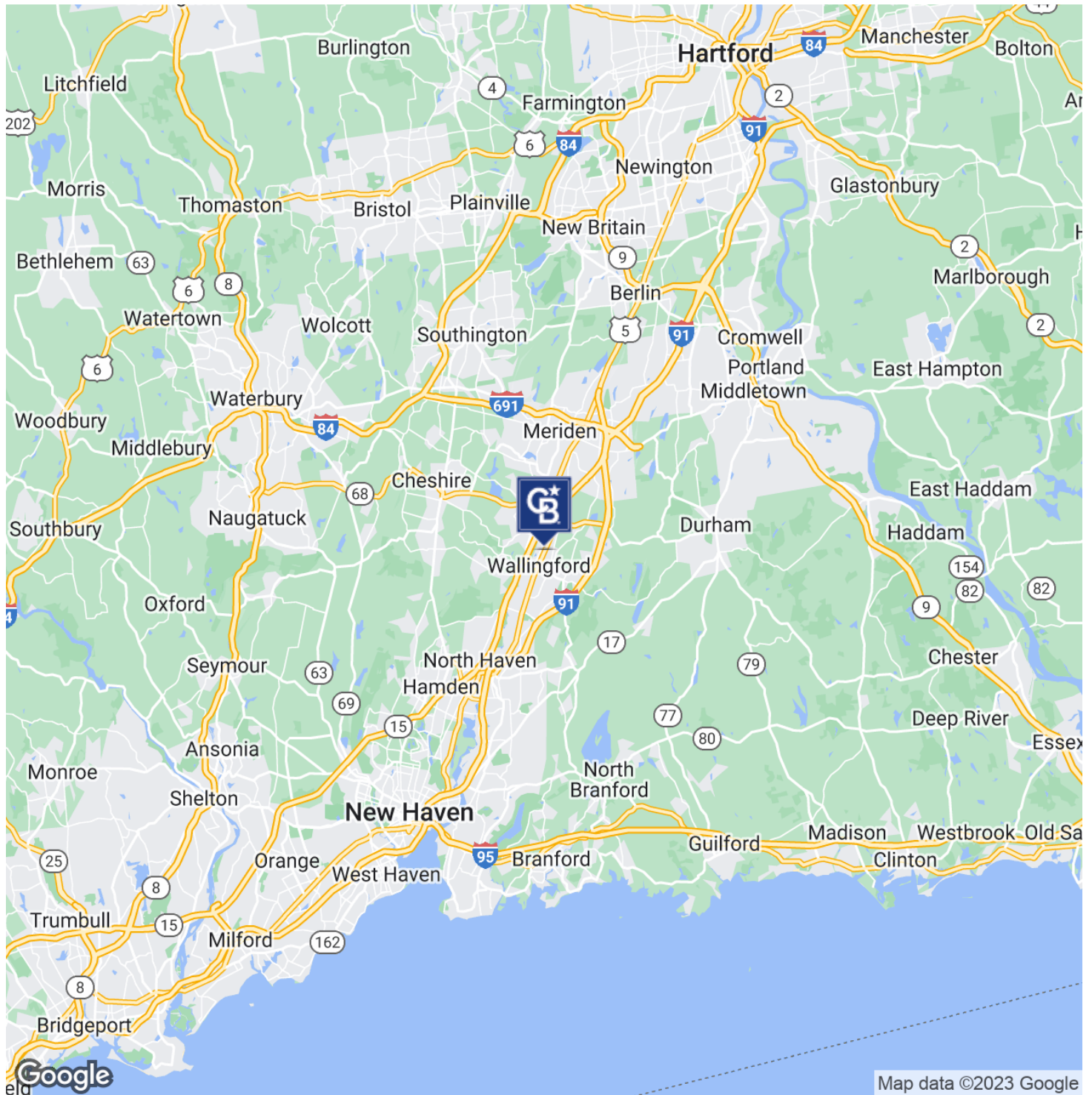


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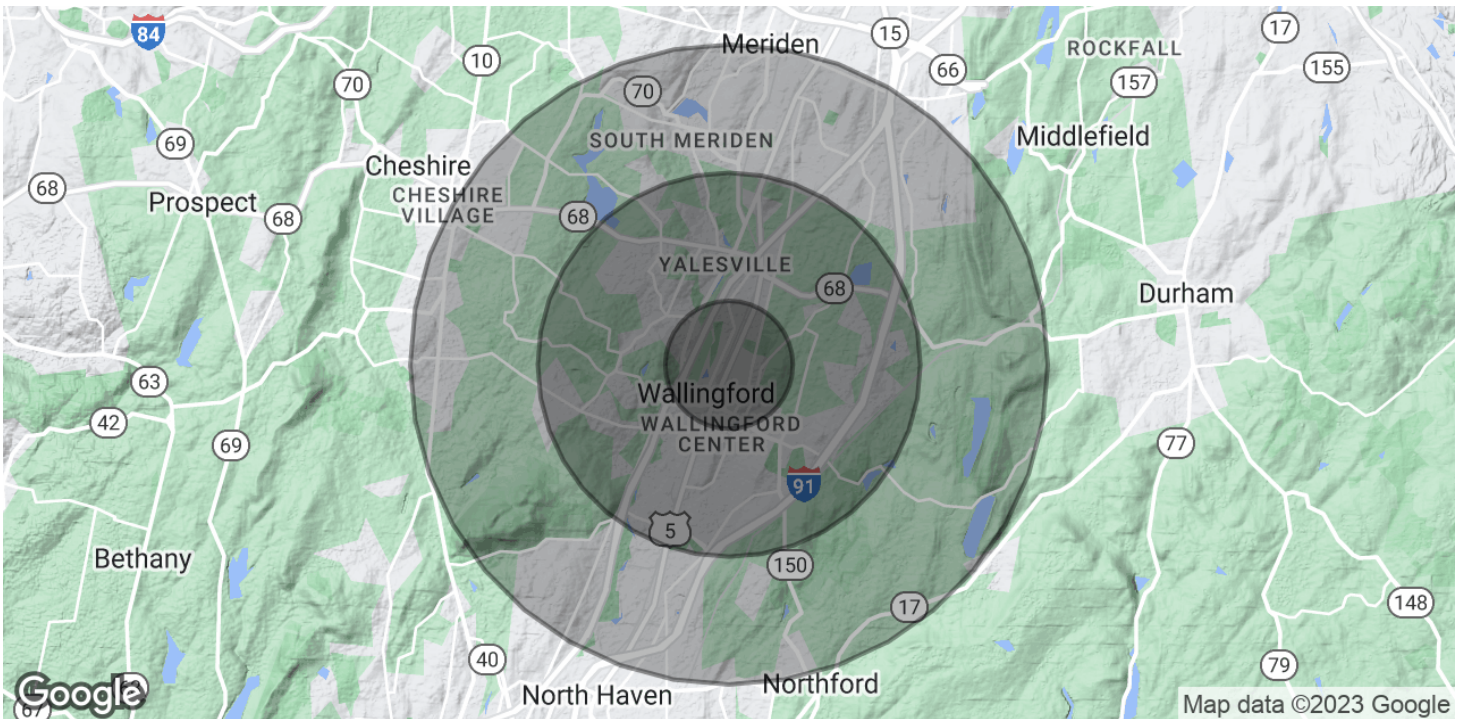


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,923	39,797	96,451
Average Age	41.5	45.8	45
Average Age (Male)	41.5	45.3	44.3
Average Age (Female)	41.8	46.9	45.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,163	17,364	41,958
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$70,856	\$93,973	\$94,405
Average House Value	\$249,681	\$272,934	\$255,393

* Demographic data derived from 2020 ACS - US Census

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